

iP solutions

APPLICATION FOR

SUBDIVISION CONSENT

APPLICANT BEVAN MARTINOVICH & CHRISTINA IVORY

LOCATION 5 RIMU LANE, WANAKA, 9305

Date:	March 2026, Updated April 2026
Location:	5 Rimu Lane, Wanaka, 9305
Attention:	Wanaka Planning Department

Document Quality Assurance

Project Reference:	Martinovich 5 Rimu Lane
Prepared for:	Bevan Martinovich
Prepared by:	Nicole Malpass
Reviewed by:	Dan Curley

Use and Reliance

This report has been prepared by IP Solutions Limited on the specific instructions of our client. It is solely for our client's use for the purpose for which it is intended in accordance with the agreed scope of work. This document is the intellectual property of IP Solutions Limited and cannot be copied or reproduced in part or full without the permission of IP Solutions Limited. IP Solutions Limited does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by IP Solutions Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

1.0 INTRODUCTION

This application seeks resource consent to establish three (3) residential units and undertake a three-lot subdivision at 5 Rimu Lane, Wanaka, 9305.

The application is supported by a site description, a description of the proposed activity, and an assessment of the proposal against the relevant provisions of the Queenstown Lakes District Council's Proposed District Plan, including the applicable activity rules and assessment matters.

Having regard to the nature of the site, the established residential character of the surrounding environment, and the scale and design of the proposal, the development will generate adverse effects of a degree that will be less-than-minor. Accordingly, it is requested that the application be processed and approved on a non-notified basis, subject to the imposition of appropriate conditions.

2.0 APPLICATION DETAILS

APPLICANT	BEVAN MARTINOVICH & CHRISTINA IVORY
SITE LOCATION	5 RIMU LANE, WANAKA, 9305
LEGAL DESCRIPTION	LOT 8 DP 15156
APPLICATION SITE AREA	826m^2
ZONING	SUBURBAN RESIDENTIAL

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	RESIDENTIAL UNIT PLANS
APPENDIX C	EARTHWORKS PLANS
APPENDIX D	SUBDIVISION SCHEME PLAN
APPENDIX E	INFRASTRUCTURE REPORT
APPENDIX F	GEOTECHNICAL REPORT

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located midway along Rimu Lane, which is a short residential cul-de-sac extending south from Hunter Crescent within the established Wanaka township. The site is situated approximately 550 metres north-east of Bremner Bay and Lake Wanaka, set within a well-serviced urban residential environment. The site has an area of 826m^2 and is of an irregular geometry. It slopes gently downward from Rimu Lane toward the south-west, with the fall in topography evident across the site as reflected in **Appendix C**.

The site currently contains a single detached residential dwelling, positioned toward the eastern portion of the allotment, together with an existing formed vehicle crossing from Rimu Lane. The existing dwelling is proposed to be retained during Stage 1 of the development, enabling an efficient redevelopment of the site.

The surrounding environment is characterised by low-rise residential development, comprising predominantly one and two-storey dwellings on suburban allotments, accessed via local residential roads. Built form within the immediate vicinity is varied in architectural style but consistent in residential scale and intensity, with no notable non-residential activities present.

The site is zoned Suburban Residential (previously termed Lower Density Suburban Residential) under the Proposed District Plan, where residential intensification is anticipated, subject to compliance with zone standards and the management of amenity effects. The site is fully serviced by existing Council infrastructure within Rimu Lane.

Figure 1 below depicts the subject site and surrounds:



Figure 1: Aerial Image of subject site (highlighted) and surrounds.

4.2 Description of Proposal

This application proposes the establishment of three residential units and associated subdivision creating three allotments, with one residential unit located on each resulting title. Development is proposed to occur in two stages, enabling the retention of the existing dwelling during the initial phase.

The proposed allotment configuration is summarised as follows:

Table 1. Proposed Lot Configurations

Proposed Allotment	Area (m^2)	Built form	Access
Stage 1			
3	303 (gross) 291 (net)	Proposed Detached Unit 3	Existing Crossing and proposed ROW
100	522 (gross) 412 (net)	Existing Unit	Existing Crossing
Stage 2			
1	273 (gross) 213 (net)	Proposed Attached Unit 1	Existing Crossing and proposed ROW
2	249 (gross) 198 (net)	Proposed Attached Unit 2	Existing Crossing and proposed ROW

4.2.1 Servicing

An Infrastructure Report has been prepared by TrueSouth and is attached as **Appendix E**. This report provides an assessment of servicing feasibility and confirms that the site can be appropriately serviced to support the proposed subdivision and development.

4.2.1.1 Water

The subject site is currently serviced by Council reticulated water located within Rimu Lane. The proposed development will utilise this existing network, with new individual water connections (tobys) provided for each lot in accordance with Council standards.

The servicing layout provides for extension of water laterals from the existing network within Rimu Lane to each proposed allotment, as shown on the Concept Engineering Plans (**Appendix B** within the infrastructure report). Any necessary easements will be granted as part of the subdivision.

The Infrastructure Report confirms that adequate firefighting water supply is available, with existing hydrants located within compliant distances of the site.

4.2.1.2 Storm Water

Site-specific geotechnical investigations confirm that there is very little soakage at this site. Accordingly, a fully reticulated solution is proposed, which will remove the need for discharge to ground and reduce potential flood risk both on-site and downstream.

It is proposed to service all lots via a reticulated connection to the existing stormwater main located within Rimu Lane. This system will collect stormwater from all impervious surfaces across the proposed development and convey it via gravity to the existing network. The Infrastructure Report confirms that this connection is feasible based on surveyed levels, with investigations undertaken to verify the depth and grade of the existing main.

While individual lots exhibit varying levels of site coverage and impermeable surface, the development as a whole achieves approximately 33.9% permeable landscaped area, which exceeds the minimum 30% requirement for the Suburban Residential Zone, and no greater than 40% building coverage.

Overall, the proposed stormwater design represents a controlled and efficient servicing solution, ensuring appropriate disposal of runoff without adverse effects on the site or wider network. Accordingly, adverse effects in relation to stormwater are considered to be less than minor.

4.2.1.3 Wastewater

The existing dwelling is currently connected to Council reticulated wastewater in Rimu Lane. It is proposed to connect a new lateral to the existing wastewater main within Rimu Lane. This new lateral will service proposed Lots 1, 2 & 3 and drain the entire buildable areas, with easements granted as required.

4.2.1.4 Electricity and Telecommunications

The proposed allotments are able to be provided with adequate connections to both electricity and telecommunications. Please find applicable utility service documentation that confirms the availability of supply attached within **Appendices E & F of Appendix E**.

4.2.1.5 Vehicle Access

The proposed development will be accessed from Rimu Lane via a new/upgraded vehicle crossing and shared concrete accessway, designed in accordance with QLDC standards.

The Infrastructure Report confirms that:

- Access will be provided to all three lots via the shared accessway;
- Tracking curves demonstrate that vehicles can enter and exit the site in a forward direction; and
- The access location complies with sight distance and intersection separation requirements, ensuring safe and efficient operation.

4.2.2 Earthworks

The proposed earthworks are limited in scale and are required to facilitate building platforms, accessways, and servicing infrastructure. **Appendix C** includes earthworks plans identifying the location, extent, and volumes of cut and fill.

Earthworks associated with subdivision are not subject to the volume, cut and fill standards under Chapter 25. In this instance, the proposed works are integrally linked to the subdivision and associated residential development and are of a scale typical of urban residential construction.

While Council may distinguish between subdivision earthworks and those associated with building platforms, the proposed works are appropriately considered as a single, integrated development response. The overall extent of earthworks remains modest, consistent with the anticipated development of residentially zoned land, and as demonstrated are in line with District Plan standards (whether considered exempt or otherwise).

The works comprise:

- minor site levelling and benching;
- shallow cut and fill to establish building platforms;
- trenching for services and access formation.

These works are typical of urban residential development and will be undertaken in accordance with standard construction management practices to control erosion, sediment, and nuisance effects.

The scale and nature of the works are such that adverse effects will be localised, temporary, and no more than minor.

4.2.2 Residential Units

The proposal includes the construction of three residential units, comprising:

- One detached dwelling (Lot 3); and
- A duplex unit development (over Lots 1 and 2) which will feature a shared party wall.

Units 1 and 2 are mirror-image dwellings, each with a total floor area of 162.2m^2 across two levels (including a single garage). Each unit contains three bedrooms, open-plan kitchen/living/dining areas, first-floor decks, and usable ground-level outdoor living spaces.

Unit 3 has a total floor area of 201.2m^2 across two levels and includes a double garage. It contains four bedrooms, kitchen/living/dining areas, first-floor decking, and generous outdoor living areas.

All units adopt a consistent architectural language, including vertical metal cladding, cedar weatherboards, and glazed balustrades, while incorporating variation and stepping in built form to reduce perceived bulk and avoid a monolithic appearance.

While all buildings comply with the maximum building height for the zone, a number of bulk and location standards are breached due to the compact, attached built form anticipated within the Suburban Residential Zone. These are summarised below:

Allotment	**Bulk / Location Standard Breaches**

Lot 3	▪ Building coverage (max 40%) = 113m² / 43.9% ▪ Recession plane on eastern boundary (adjoining Lot 2, internal to the site) ▪ Setback on eastern boundary (adjoining Lot 2, internal to the site)
Lot 2	▪ Building coverage (max 40%) = 98.5m² /49.5% ▪ Recession plane on western boundary (adjoining Lot 3) ▪ Recession plane on eastern boundary (adjoining Lot 1) ▪ Setback on western boundary due to party wall and adjoined outcome ▪ Maximum building length above ground floor façade due to attached form
Lot 1	▪ Building coverage (max 40%) = 98.5m² / 46.2% ▪ Recession plane and setback on western boundary (adjoining Lot 2) ▪ Maximum building length above ground floor façade due to attached form

For completeness, it is noted that the land use breaches identified above primarily arise as a function of the post-subdivision configuration. When assessed across the site as a single allotment (pre-subdivision), the development is largely compliant with the underlying standards, as follows:

- Overall building coverage: 330.3m² (39.99%) – **compliant**
- Landscaped permeable surface: 280.4m² (33.9%) – **compliant**
- Recession Planes relative to external boundaries - **compliant**

This demonstrates that the identified infringements are largely a consequence of the subdivision pattern, rather than any material increase in effects beyond those anticipated at the site scale.

4.3 Proposed Development Controls

The applicant is agreeable to the imposition of conditions of consent commensurate with the nature and scale of the proposed development.

While the District Plan provides for residential flats as part of a residential unit, no residential flats are proposed as part of this application. In order to ensure that the scale and intensity of development assessed is not exceeded, it is appropriate to restrict the establishment of any residential flats on the subject site. It is therefore proposed that the following condition be imposed:

- *No residential flats (as defined by the Queenstown Lakes District Plan) shall be established on Lots 1–3.*

In addition, to ensure that the subdivision does not occur without the proposed land use component, it is proposed that the land use and subdivision components of this application are implemented together.

- *No Section 224(c) certificate shall be issued for any stage of the subdivision unless each allotment within that stage contains a residential unit that is either:*
  a) an existing residential unit; or
  b) a residential unit constructed in accordance with the approved plans.
  For the purposes of this condition, "constructed" means completed to at least the installation of the roof.

4.4 NES: ASSESSING AND MANAGING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched and there is no known history of use of chemicals and/or any other hazardous contaminants (herbicides/pesticides/waste discharges and/or other). Accordingly, no adverse effects are anticipated in this regard.

5.0 SITE HISTORY

There are no resource consents relevant to the subject site. For contextually purposes, the site was created in 1974 and the existing residential unit was relocated to the site circa 1976. Since then, there has been one alteration requiring building consent which was the conversion of garage to a bedroom in 2002, BC020615.

6.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

6.1 Activity Status (Operative District Plan)

The subject site is zoned Low Density Residential under the ODP. There are no relevant rules deemed operative under the ODP and therefore the proposal does not require consent under the ODP.

6.2 Activity Status (Proposed District Plan)

In February 2026, Queenstown Lakes District Council released its decisions on the Urban Intensification Variation (UIV) to the Proposed District Plan. The subject site is zoned Suburban Residential under the Proposed District Plan, as amended by the UIV.

While these provisions have legal effect, a number of standards remain subject to appeal and therefore are not considered operative.

Of the identified appeals, only the Camden Pyke Appeal (ENV-2026-CHC-030) is directly relevant, as it relates to the recession plane standards under Rule 7.5.5. While the amended recession plane standard has legal effect, it remains subject to appeal and is not relied upon in determining overall activity status. Accordingly, the operative pre-UIV recession plane rule remains relevant.

Overall, the proposed activity requires consent for the following reasons:

Rules which have legal effect but are not yet operative under Suburban Residential Zone UIV:

- A **restricted discretionary** activity pursuant to Standard 7.5.5 as the proposal does not

comply with the recession plane angles. Council's discretion is restricted to the following matters:

a) any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;
b) external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;

Rules that are operative under Suburban Residential Zone UIV:

- A **discretionary** activity pursuant to Rule 7.4.9 as the proposal does not comply with standards located in 7.5 as per rule 7.4.4.

- A **restricted discretionary** activity pursuant to Standard 7.5.8 as the proposal does not comply with building length standard above ground floor level. Council's discretion is restricted to the following matters:
  a) external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;

- A **discretionary** activity pursuant to Standard 7.5.6 as the proposed lots will breach minimum internal setback requirements once subdivided.

- A **discretionary** activity pursuant to Standard 7.5.3 as the proposed lots will breach building coverage once subdivided.

Rules that are operative under Lower Density Suburban Residential Zone (pre-UIV, PDP Chapter 7):

- A **non-complying** activity pursuant to Rule 7.5.7, as the proposal does not comply with the recession plane standards *internally* to the development.

Rules that are operative under Subdivision, Chapter 27 (UIV):

- A **restricted discretionary** activity consent pursuant to Rule 27.5.7 for the proposed subdivision. Discretion is restricted to:
  a) subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;
  b) Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;
  c) property access and roading;
  d) esplanade provision;
  e) the adequacy of measures to address the risk of natural hazards;
  f) fire fighting water supply;
  g) water supply;
  h) stormwater design and disposal;
  i) sewage treatment and disposal;
  j) energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;

k) open space and recreation;
l) ecological and natural values;
m) historic heritage;
n) easements.

For clarity, in accordance with Rules 27.3.7 and 27.7.38, the proposed subdivision does not give rise to minimum allotment size or dimension breaches, as each allotment will contain a residential unit. This outcome is secured via proposed conditions of consent. The subdivision therefore implements a defined land use outcome and does not create additional or unallocated development potential.

Earthworks, Chapter 25:

For clarity in terms of earthworks, as the earthworks are being undertaken to facilitate the proposed subdivision, they are exempt from the following rules:

- Table 25.2 Maximum Volume
- Rule 25.15 Cut Standard;
- Rule 25.5.26 Fill Standard; and
- Rule 25.5.21.

It is acknowledged that Council may distinguish between earthworks associated with subdivision and those associated with the establishment of building platforms. Appendix C therefore separates subdivision-related works from those associated with building platforms.
Notwithstanding this distinction, the overall scale and extent of earthworks remains modest and consistent with that anticipated for urban residential development. The proposed works do not give rise to a separate earthworks activity requiring resource consent under Chapter 25.

Overall Activity Status

Overall, having regard to the Urban Intensification Variation provisions and applicable appeals, the application is classed as a non-complying activity.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 Permitted Baseline

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline). The permitted baseline in this case is as follows.

The subject site is zoned Suburban Residential under the Proposed District Plan. Within this zone, the permitted baseline includes the establishment of residential development at a density of one residential unit per 450m² of net site area, as provided for under Rule 7.4.3.

In addition, the District Plan anticipates higher density residential development through a restricted discretionary activity pathway under Rule 7.4.4, where development provides for a

greater intensity of residential units subject to compliance with the relevant standards and assessment matters.

Accordingly, the permitted baseline is not limited to low-density suburban form but includes a range of residential typologies and densities anticipated by the zone, including more intensive development where appropriate.

In terms of built form, permitted development includes buildings complying with the bulk and location standards set out in Section 7.5, including (but not limited to):

- a maximum building height of up to 8m (as enabled by the Urban Intensification Variation noting that this standard is operative);
- recession plane controls (noting that the operative controls are those within the pre-Urban Intensification Variation Standards);
- a maximum building coverage of 40%;
- a minimum of 30% landscaped permeable surface;
- a maximum building façade length of 16m above ground floor level; and
- minimum boundary setbacks of 4.5m (road) and 2m (internal).

When assessed at a site-wide level, the proposed built form is generally consistent with these bulk and location parameters, such that the overall scale and intensity of development is not dissimilar to that anticipated within the permitted and anticipated baseline environment.

7.2 Existing Environment

The existing environment is relevant to the consideration of the proposal and comprises the current lawful use and physical characteristics of the site. This includes the existing cadastral boundaries, the existing single residential dwelling, the established vehicle access from Rimu Lane, and associated on-site landscaping and built form.

The site is presently developed for residential purposes and functions as part of an established suburban neighbourhood, with no outstanding constraints or sensitivities beyond those typically associated with urban residential environments.

7.3 Receiving Environment

The surrounding environment is characterised by established residential development, predominantly comprising older dwellings of one to two storeys in height. While many properties contain a single dwelling, the surrounding area also includes a number of sites that accommodate self-contained residential flats (including 9, 11, and 17 Rimu Lane), as well as properties developed with multiple residential units (including 6 Rimu Lane, 15a and 15b Rimu Lane, and 28 Hunter Crescent).

Within the wider neighbourhood, there are also examples of subdivision and development at allotment sizes below 450m^2, including properties at 32 and 32a, 38, and 54 and 54b Hunter Crescent. These sites are utilised for residential purposes and, in some instances, short-term accommodation, noting that there is no requirement for residential units within the zone to be occupied on a full-time basis.

This established pattern of development demonstrates a diversity of residential forms and densities within the surrounding environment, consistent with the outcomes anticipated within the Suburban Residential Zone.

It is within the context of the permitted baseline, the existing environment of the site, and the receiving environment that the actual and potential effects of the proposed development are assessed below.

7.4 Assessment of Effects on the Environment

7.4.1 Subdivision Assessment Matters

7.4.1.1 Subdivision Design

The proposed subdivision results in the creation of three residential allotments at 5 Rimu Lane. While the resultant allotment sizes are below the standard minimum allotment size typically anticipated within the Suburban Residential Zone, this subdivision is integrated with, and directly gives effect to, the associated land use consent, with one residential unit proposed on each allotment.

In this context, the subdivision does not create any additional or unallocated development potential, and the reduced allotment sizes are a direct consequence of implementing a defined residential development outcome. This approach is expressly contemplated within the subdivision framework where subdivision is proposed in a combined manner with land use consent and is consistent with the relevant subdivision assessment matters.

The application encompasses three two-storey residential units, comprising one detached dwelling and a duplex arrangement. This housing typology is anticipated within the Suburban Residential Zone and reflects an efficient and compact use of land within an established urban environment. The subdivision layout has been designed around the approved building footprints, ensuring that each allotment is of a suitable size and shape to accommodate its respective residential unit, including functional indoor and outdoor living areas, parking, servicing, and access.

By virtue of the buildings being approved in advance of, and concurrently with, the subdivision, each allotment is demonstrably capable of accommodating a residential unit that meets the anticipated land use outcomes of the zone. As a result, adverse effects relating to lot size, configuration, and layout are considered to be less than minor.

7.4.1.2 Access and roading

The subdivision is of a scale that does not necessitate the creation of a public roading network. Access to all proposed allotments is to be provided via a new/upgraded vehicle crossing from Rimu Lane (to be upgraded), with a right-of-way extending along the northern boundary to provide legal and physical access to each lot.

The access arrangement has been designed to comply with the relevant standards and to safely service the anticipated residential use. Given the small scale of the subdivision and the

established residential nature of Rimu Lane, adverse effects in relation to access design, traffic generation, and future subdivision potential are considered to be less than minor.

7.4.1.3 Services and Infrastructure

As detailed in Section 4.2.1 of this application and supported by the Infrastructure Report attached as **Appendix E**, all proposed allotments are capable of being fully serviced with reticulated water supply, reticulated wastewater disposal, appropriate stormwater management as well as electricity, and telecommunications.

The subdivision has been designed to integrate with existing Council infrastructure within Rimu Lane, and any necessary easements will be granted or reserved to ensure long-term servicing. Overall, the proposed subdivision will not place undue demand on infrastructure networks, and adverse effects in relation to servicing are considered to be less than minor.

7.4.1.4 Natural Hazards

A site-specific geotechnical assessment has been undertaken by GeoSolve (**Appendix F**) in support of the proposed subdivision and residential development at 5 Rimu Lane.

The report confirms that the site is suitable for residential development, with no site-specific natural hazards identified that would constrain the proposed subdivision. The risk of liquefaction is assessed as low, groundwater was not encountered during investigations, and the site is gently sloping with no evidence of slope instability. Seismic risk is consistent with that of the wider Wanaka urban area and can be appropriately addressed through standard foundation and structural design at building consent stage.

Subject to compliance with the recommendations of the geotechnical report, adverse effects in relation to natural hazards are considered to be less than minor.

7.4.1.5 Open space and recreation

Given the small scale of the subdivision and the urban context of the site, the provision of on-site open space or reserves is not necessary. The site is located within close proximity to existing public open spaces, including Bremner Bay, Eely Point Reserve and within active transport distance of the Wanaka town centre and Lake Wanaka foreshore.

Future residents will therefore have ready access to a range of recreational opportunities, and adverse effects in relation to open space and recreation are considered to be less than minor.

7.4.1.6 Ecological and Natural Values

The subject site does not contain any significant vegetation, ecological features, or natural values. The proposal does not involve the removal of indigenous vegetation or disturbance of ecological systems.

As such, adverse effects on ecological and natural values are considered to be less than minor.

7.4.1.7 Historic Heritage

There are no known historic heritage features located on the subject site, and no heritage constraints apply. No adverse effects in relation to historic heritage will arise.

7.4.1.8 Easements

All necessary easements for access and servicing will be granted or reserved as part of the subdivision process. These arrangements will ensure the long-term functionality and servicing of each allotment.

Adverse effects in relation to easements are therefore considered to be less than minor.

7.4.2 Bulk and Location Assessment Matters

7.4.2.1 Setback Breaches

The configuration of the proposed buildings and resultant allotment boundaries gives rise to multiple internal setback breaches, as detailed in **Table 3** and **Appendix C**.

There are no setback breaches to the external boundaries of the development site when assessed as a whole. All non-compliances occur internally between the proposed allotments and arise from the terraced and attached housing typology, including the use of party walls, which is anticipated within the Suburban Residential Zone.

The internal setback breaches, including on the eastern boundary of Lot 3 (adjoining Lot 2), do not result in adverse effects on neighbouring properties external to the site. The eastern elevation of Lot 3 contains limited fenestration, with no large areas of glazing from primary living room windows oriented toward the adjoining boundary, thereby minimising potential effects relating to privacy and overlooking.

The proposed development also incorporates variation in colours and materials, together with a stepped building form, which reduces perceived bulk and visual dominance and avoids a continuous or monolithic appearance.

Overall, the setback breaches will not result in adverse effects on external appearance, streetscape character, significant public views, sunlight access, shading, parking, or access. Given the internalised nature of the breaches and the design responses incorporated into the proposal, the resulting effects are considered to be less than minor.

7.4.2.2 Recession Plane Considerations

The subject site is located within an established suburban residential environment characterised by a mix of older standalone dwellings and more recent intensification, including multi-unit developments. The Suburban Residential Zone anticipates a transition toward more compact and efficient built form, including duplex and attached typologies such as that proposed.

The recession plane breaches identified within this proposal occur entirely internal to the site, primarily along the shared boundary between Lots 1 and 2 (duplex), and between Lots 2 and 3, as demonstrated on the architectural elevations provided in **Appendix C**.

These breaches arise as a direct consequence of the two-storey attached built form, which is anticipated within the zone. Given that these infringements occur between proposed allotments forming part of the same development, any resulting effects are internalised and will not give rise to adverse effects on neighbouring properties external to the site.

In addition, the design of the buildings incorporates stepping of built form and variation in materials and colours, which assists in reducing perceived bulk and visual dominance. The orientation of the units and the location of outdoor living areas ensure that good access to sunlight and privacy is maintained across the site.

Given there are no recession plane breaches to the external boundaries of the site, there will be no adverse effects on neighbouring properties in terms of shading, outlook, or dominance.

Overall, when assessed in the context of the permitted baseline and the anticipated built form outcomes within the Suburban Residential Zone, the internal recession plane breaches are considered to result in no more than less than minor adverse effects.

7.4.2.3 Building Coverage Considerations

Building coverage breaches arise on Lots 1, 2, and 3, as identified in **Table 3** above. It is important to note that these breaches are largely a function of the proposed subdivision pattern, rather than the overall scale of development proposed on the site.

When assessed across the entire site as a single allotment, the total building coverage equates to approximately 330.3m² (39.99%), which is compliant with the 40% maximum building coverage standard. The building coverage breaches therefore arise as a consequence of allocating built form across multiple titles, rather than from an increase in the overall extent of development.

Given the urban residential context of the site and the compact nature of the development, the extent of built form will not be readily perceived from public vantage points. The site is visually contained within an established residential environment, and views of the development are limited to short-range internal perspectives.

While the buildings share a consistent architectural language, variation in colours and materials across elevations, together with the stepping of the built form, breaks up massing and avoids the appearance of a continuous or monolithic building when viewed from within or beyond the site.

Each dwelling is provided with usable outdoor living areas, including elevated decks and ground-level landscaped spaces accessed directly from downstairs living areas. These spaces provide good amenity for future occupants and mitigate any effects arising from the compact site coverage.

There are no building height breaches and no external recession plane infringements. As a result, adverse effects on neighbouring properties in terms of outlook, sunlight access, shading, or visual dominance will be limited.

Overall, given that the building coverage breaches arise solely from the subdivision configuration, are internalised in their effects, and do not result in an increase in the overall scale of development, adverse effects in relation to building coverage are considered to be less than minor.

7.4.3 Residential Zone Design Guide

While the Residential Zone Design Guide 2021 formed part of the pre-UIV framework, it remains a somewhat useful reference in informing good design outcomes within the Suburban Residential Zone. In this instance, the proposal has had regard to the relevant design elements of the Design Guide.

The development incorporates appropriate articulation through stepping of built form, variation in materials and colours, and the provision of functional outdoor living areas. Building orientation and layout have also been designed to respond to the site context and surrounding residential environment, maintaining a reasonable level of privacy and amenity for both future occupants and neighbouring properties.

Overall, the proposal achieves a built form and design outcome consistent with the suburban residential character and amenity values anticipated by the zone.

7.4.4 Summary of Effects on the Environment

Overall, it is considered that the proposed subdivision will result in effects which are less than minor on the environment.

7.5 Assessment of Effects on Persons

The figure below indicates the neighbours subject to the following assessment:



Figure 4: Aerial Image of subject site (highlighted) and surrounding properties subject to assessment indicated with blue star. Image taken from QLDC GIS.

The proposal has been assessed in relation to the surrounding properties, with particular regard to potential effects relating to visual dominance, privacy, outlook, sunlight access, and general residential amenity.

38 and 40 Hunter Crescent

38 and 40 Hunter Crescent adjoin the subject site to the west and form part of a recently subdivided and developing residential environment.

The proposed development does not result in any recession plane breaches to the western boundary, and therefore generally maintains the bulk and location envelope when viewed from these properties. While the development introduces a more compact built form, this is consistent with the outcomes enabled within the Suburban Residential Zone.

The buildings incorporate stepping in form and variation in materials, reducing perceived bulk and visual dominance when viewed from the western boundary. In addition, the orientation of the units and location of primary living areas limit direct overlooking and maintain a reasonable level of privacy.

Any shading effects will be limited in extent and duration, and consistent with what is reasonably anticipated within a suburban residential environment undergoing intensification.

Overall, while these properties experience the closest interface with the proposal, the resulting effects are considered to be no more than less than minor.

3 Rimu Lane

3 Rimu Lane adjoins the subject site to the north and contains an existing dwelling with associated access and landscaping.

The proposal maintains appropriate separation and does not give rise to any external recession plane breaches along this boundary. The built form incorporates stepping and modulation, together with variation in materials and colours, which assists in breaking up the overall scale and reducing perceived bulk and visual dominance. While areas of glazing are present on this elevation, the separation distance between buildings and the residential context of the area mean that any resulting privacy effects will be consistent with those typically experienced within suburban environments and are therefore considered to be less than minor.

Accordingly, any effects relating to privacy, outlook, and sunlight access will be limited and consistent with anticipated residential outcomes. Effects are considered to be less than minor.

7 Rimu Lane

7 Rimu Lane is located to the south of the subject site and contains an existing dwelling and associated outbuildings.

The proposed development maintains a clear boundary interface with no recession plane breaches extending toward this property. The scale and height of the buildings are within the anticipated envelope of the zone.

As such, any effects relating to visual dominance, shading, or privacy will be limited and typical of residential development. Overall, adverse effects are considered to be less than minor.

4 & 6 Rimu Lane

4 and 6 Rimu Lane are located on the opposite side of Rimu Lane and are separated from the subject site by the legal road corridor.

Given this separation, there will be no material adverse effects in terms of privacy, shading, or dominance. The development will integrate into the existing streetscape and reflect anticipated residential outcomes.

Effects on these properties are therefore considered to be less than minor.

7.5.1 Conclusion

The proposal has been designed such that bulk and location infringements are internalised within the site, with no recession plane breaches extending beyond the site boundaries.

While the adjoining properties to the west experience the closest interface, the scale, design, and orientation of the development ensure that any resulting effects are appropriately mitigated and consistent with the anticipated character of the zone.

Overall, the proposal is considered to result in less than minor potential adverse effects on persons.

8.0 OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

The relevant objectives and policies are contained within Chapters 3 (Strategic Direction), 4 (Urban Development), 7 (Suburban Residential Zone) and 27 (Subdivision and Development).

Chapter 3 - Strategic Direction

In terms of Strategic Direction **Objective 3.2.2, and associated policy 3.2.2.1,** urban growth is encouraged to be managed in a strategic and integrated manner. This includes urban development to occur in a logical manner so as to:

a) *promote a compact, well designed and integrated urban form;*
b) *build on historical urban settlement patterns; e*
c) *achieve a built environment that provides desirable, healthy and safe places to live, work and play;*
d) *minimise the natural hazard risk, taking into account the predicted effects of climate change;*
e) *protect the District's rural landscapes from sporadic and sprawling development;*
f) *ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
g) *contain a high quality network of open spaces and community facilities; and*
h) *be integrated with existing, and planned future, infrastructure and and appropriately manage effects on that infrastructure.*

The proposal involves the intensification of an existing residential site within an established urban area of Wanaka, enabling three residential units where one currently exists. The development is located within a serviced environment and utilises existing infrastructure, thereby avoiding the need for expansion into rural areas.

The proposal contributes to a more compact urban form, while providing additional housing opportunities in close proximity to open space, the town centre, and community facilities. The scale and design of the development are appropriate within the suburban context and will continue to provide a safe and functional residential environment.

Overall, the proposal is considered to be consistent with the Strategic Direction objectives and policies.

Chapter 4 – Urban Development

The objectives and policies of Chapter 4 provide the strategic framework for urban growth and development within the District. The chapter gives effect to the National Policy Statement on Urban Development and seeks to enable sufficient development capacity while ensuring urban development is well-integrated with infrastructure, efficiently uses land, and contributes to a compact urban form.

The subject site is located within an established urban environment and within the identified urban growth boundaries for Wanaka. The proposal represents a logical and efficient use of land within this environment, providing additional residential capacity in a location where such outcomes are anticipated and enabled.

The proposal is consistent with the strategic direction of Chapter 4 in that it:

- Enables increased residential density within an existing urban area;
- Utilises land and infrastructure efficiently;
- Contributes to a more compact and integrated urban form; and
- Avoids the need for outward expansion of urban development into rural areas.

The proposal is also consistent with Objective 4.2.2, which seeks a compact, integrated and well-designed urban form coordinated with infrastructure. The development is located within an area already serviced by reticulated infrastructure and does not give rise to unanticipated demands on infrastructure networks.

In addition, the proposal aligns with Policy 4.2.2.3, which encourages increased residential density within existing urban areas where development responds appropriately to its context and integrates with surrounding development.

Overall, the proposal is consistent with the strategic intent of Chapter 4 by contributing to a well-functioning urban environment that efficiently accommodates growth within defined urban areas.

Chapter 7 - Suburban Residential Zone

The subject site is located within the Suburban Residential Zone. The zone provides for a mix of suburban housing forms and densities, including both a permitted density pathway and a higher density restricted discretionary pathway, while seeking to maintain residential amenity values and ensure development is consistent with infrastructure capacity.

Objective 7.2.1
Objective 7.2.1 seeks development within the zone that provides for a mix of compatible suburban densities and a high amenity residential living environment.

The proposal is consistent with this objective. It provides three residential units within an established residential environment in a manner that remains suburban in character and scale. While the proposal results in a greater level of built form than currently exists on the site, that outcome is expressly anticipated by the zone, including through the higher density pathway under Rule 7.4.4.

The proposal also maintains a high level of residential amenity. The development complies with the height limit, does not generate external recession plane breaches, and has been designed such that the principal non-compliances are internalised within the site. The resulting effects on adjoining properties in terms of visual dominance, shading and privacy are therefore appropriately contained.

This outcome is also consistent with the intent of the pre-UIV framework, which anticipated a range of suburban densities and housing forms, including more efficient use of residential land where amenity values are maintained.

Policies 7.2.1.1-7.2.1.2
Policy 7.2.1.1 seeks to ensure development is located in areas well serviced by public infrastructure and designed consistently with infrastructure capacity.

This policy is met. The site is within an established urban area and is serviced by existing reticulated infrastructure. The proposal is supported by infrastructure reporting confirming that servicing can be appropriately achieved.

Policy 7.2.1.2 encourages development that maximises the efficient use of land in a manner compatible with suburban residential character and amenity.

The proposal is consistent with this policy. It represents a more efficient use of residentially zoned land while maintaining a built form that is domestic in scale and consistent with a one to two storey suburban environment. While more intensive than the existing pattern of development on the site, the proposal reflects the form of suburban intensification anticipated by both the post-UIV and pre-UIV planning frameworks.

Objective 7.2.3
Objective 7.2.3 encourages higher density development where it responds to the context and character of the locality and maintains amenity values.

This objective is directly relevant and strongly supportive of the proposal. The application seeks a density outcome greater than one residential unit per 450m^2 net area, which is expressly contemplated by the zone through the restricted discretionary pathway. Under the post-UIV framework, density is not of itself a matter of concern, with the focus instead placed on the management of effects.

In this instance, the proposal responds appropriately to its context. It is located within an established residential environment, is appropriately serviced, and has been designed so that bulk and location non-compliances are internalised rather than imposed on adjoining sites. The development therefore achieves a higher density outcome in a manner that remains compatible with surrounding amenity values.

This approach is also consistent with the pre-UIV framework, which similarly enabled increased density where amenity effects were appropriately managed.

Policy 7.2.3.1

Policy 7.2.3.1 encourages densities higher than 1:450m² where development fits well with its context and appropriately manages dominance, privacy and streetscape outcomes.

This policy is met. While the proposal does not comply with all zone standards, the non-compliances are limited and do not undermine the overall design outcome. Importantly, the proposal complies with the height limit and avoids external recession plane breaches.

Potential dominance effects are managed through building articulation, variation in materials, and the internalisation of non-compliances. The proposal avoids material dominance effects on adjoining sites.

Privacy is appropriately managed through setbacks, building orientation and separation. Any remaining effects are consistent with those typically experienced within suburban residential environments and are not more than minor.

The proposal maintains a coherent residential interface with the street and does not result in a visually inactive or dominant frontage.

Policy 7.2.3.3
Policy 7.2.3.3 encourages landscaped areas to be integrated into development design.

While no detailed landscaping plan is proposed, the layout provides sufficient space for functional outdoor living and landscaping to be established. The proposal maintains an appropriate balance between built form and open space and retains the ability for landscaped areas to be incorporated as part of future development.

The overall outcome is consistent with a suburban residential environment and does not result in a site dominated by building bulk or hard surfacing.

Objective and Policies 7.2.6
Objective 7.2.6 seeks development that efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

The proposal is consistent with this objective. It is located within an established serviced urban area and is supported by infrastructure reporting confirming that servicing can be appropriately achieved.

Policies 7.2.6.1–7.2.6.3 are met, as the proposal provides safe and efficient access, is consistent with infrastructure capacity, and integrates appropriately with the existing transport network.

Conclusion
Overall, the proposal is consistent with the relevant objectives and policies of Chapter 7.

The proposal gives effect to the post-UIV direction to enable a mix of suburban densities, including higher density residential development where effects are appropriately managed. It achieves this while maintaining a reasonable level of residential amenity, responding appropriately to its suburban context, and making efficient use of serviced residential land.

This outcome is also consistent with the intent of the pre-UIV Lower Density Suburban Residential Zone, which anticipated a range of housing forms and densities provided amenity values were maintained.

Chapter 27 – Subdivision and Development

Chapter 27 provides the framework for subdivision that enables well-designed urban environments, ensures appropriate servicing, and supports the efficient use of land. The provisions recognise that subdivision is a key mechanism for enabling anticipated land use outcomes and creating high quality urban environments.

Objective 27.2.1
Objective 27.2.1 seeks subdivision that enables quality environments and ensures land is capable of supporting the anticipated land use.

The proposal is consistent with this objective. The subdivision is directly linked to the approved residential development on each allotment, with the land use and subdivision consents being sought concurrently. This ensures that the anticipated land use outcomes, including built form, access, servicing and amenity effects, are resolved at the time of subdivision.

While the proposal results in allotments below the standard minimum size, this is expressly contemplated within the urban environment where subdivision is associated with residential development and delivers efficient use of land and appropriate urban design outcomes. In this instance, the subdivision layout is driven by, and aligned with, the approved built form, ensuring that each allotment is capable of accommodating a residential unit with appropriate amenity.

Objective 27.2.2
Objective 27.2.2 seeks subdivision design that achieves benefits for the subdivider, future residents and the wider community.

This objective is achieved.

The proposal provides three additional residential opportunities within an established and well-serviced urban area, contributing to housing supply in close proximity to Wānaka township, employment, services and recreational opportunities.

The subdivision design:

- provides allotments that are of sufficient size and shape to accommodate the approved built form;
- enables good access to sunlight and functional outdoor living areas; and
- provides a safe and efficient access arrangement.

Overall, the proposal achieves a high level of residential amenity for future occupants and integrates appropriately with the surrounding suburban environment.

Objective 27.2.3

Objective 27.2.3 recognises and provides for small-scale and infill subdivision in urban areas, while acknowledging inherent design constraints.

The proposal is directly consistent with this objective.

The subdivision represents a small-scale infill development within an established residential environment and has been designed having regard to the existing pattern of development on the site. While there are inherent limitations associated with infill subdivision, these have been appropriately responded to through the design.

In particular, the proposal:

- provides allotments capable of accommodating residential units with appropriate access to sunlight, privacy and on-site amenity;
- enables passive surveillance of accessways and shared areas; and
- maintains a coherent relationship with the surrounding neighbourhood.

The proposal therefore aligns with Policies 27.2.3.1 and 27.2.3.2, which recognise that full compliance with all subdivision design outcomes may not be achievable in infill situations, while still encouraging good design outcomes.

Objective 27.2.5
Objective 27.2.5 seeks to ensure that subdivision and development are appropriately serviced and integrated with infrastructure networks.

The proposal is consistent with this objective.

As outlined in Section 4.2 of this application, the site is located within an established serviced urban area and can be appropriately connected to reticulated water supply, wastewater and stormwater infrastructure. Access is provided from an existing road network and is designed to operate safely and efficiently.

Infrastructure design, capacity and servicing requirements will be confirmed and secured through standard conditions of consent. Accordingly, the proposal will not result in adverse effects on infrastructure networks and represents an efficient use of existing services.

Conclusion
Overall, the proposal is consistent with the relevant objectives and policies of Chapter 27.

The subdivision represents a logical and efficient form of small-scale infill development that is expressly anticipated within the urban environment. It is appropriately integrated with land use consent, ensures that anticipated development outcomes are achieved at the time of subdivision, and provides a high level of amenity and servicing for future residents.

While the above assessment has been undertaken with primary reference to the post-UIV provisions of Chapter 27 (which have legal effect), it is noted that the relevant objectives and policies of the operative (pre-UIV) framework are substantively similar in intent, particularly in

recognising and providing for small-scale infill subdivision while ensuring appropriate amenity and servicing outcomes.

Accordingly, the proposal is also consistent with the intent of the operative provisions.

9.0 NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT (NPS-UD)

The Queenstown Lakes District Council is understood to be a Tier 2 Local Authority. The NSPUD encourages Local Authorities to make planning decisions that improve housing affordability (objective 2) and enable more people to locate in urban areas where there is demand for housing or business land, employment and/or public transport access (objective 3). There is a recognition with the document (objective 4) that urban environments, including amenity values, develop and change over time in response to the diverse and changing needs of people.

Policy 2 highlights the requirement of local authorities, at all times to provide at least sufficient development to meet expected demand for housing. This subdivision supports this policy through the provision of residential development with a variety of lot sizes, within proximity to Wanaka Township, within an area zoned for residential purposes.

In particular, Policy 6 (b) states that when making planning decisions which affect urban environments, decision makers have regard to:

(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement

(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and

ii. are not, of themselves, an adverse effect

It is considered that the application is aligned to the NPS-UD being that it seeks to achieve three additional residential living opportunities upon separate titles. This development is within the urban area of Wanaka, in close proximity to employment opportunities, services, and recreational amenities, and makes efficient use of existing infrastructure.

Overall, taking this into account, the NPS-UD provides clear direction to enable increased housing capacity and a diversity of housing typologies within existing urban areas. The application as proposed is considered to achieve this.

10.0 NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS (NPS-NH)

The NPS-NH requires that natural hazard risk associated with subdivision and development is assessed using a risk-based and proportionate approach, having regard to likelihood, consequence, and appropriate mitigation. A site-specific geotechnical investigation has been undertaken for the proposal (**Appendix D**), which includes assessment of seismic, slope stability and liquefaction hazards.

The geotechnical report confirms that:

- The site is subject to regional seismic risk, which is typical of the wider Wanaka Basin and can be appropriately addressed through standard engineering design.
- Slope instability is not identified as a hazard, given the relatively flat topography.
- Liquefaction risk is assessed as low (QLDC LIC 1 classification) due to dense subsoils and deep groundwater levels, with no further assessment required.

Having regard to the NPS-NH:

- The level of natural hazard risk is appropriately characterised as low, based on the geotechnical findings and the absence of significant hazard exposure.
- The proposal incorporates standard engineering and design mitigation measures (e.g. foundation design, site preparation, and drainage controls), which address identified risks.
- The development will not create or exacerbate natural hazard risk on surrounding sites, consistent with Policy 4.
- There is no basis to conclude that the site is subject to high or very high natural hazard risk, and therefore avoidance is not required under Policy 3.

Overall, the proposal adopts a proportionate, risk-based response to natural hazards, consistent with the objective and policies of the NPS-NH. The geotechnical assessment represents the best available information and confirms that the site is suitable for the proposed subdivision and development, subject to standard engineering design and construction practices.

11.0 PART II OF RMA 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the subdivision activity will continue to achieve the purpose of the Act as presented in Section 5. The proposal will provide for Wanaka's residents being that the subdivision as proposed will provide for additional residential development opportunities, contributing to the residential needs of society as well as catering for their social well-being, while ensuring any adverse effects are avoided, remedied or mitigated.

12.0 CONCLUSION

This application seeks Resource Consent to establish 3 residential units and undertake a three-lot subdivision at 5 Rimu Lane, Wanaka, 9305.

The proposal represents an efficient and appropriate use of residentially zoned land within an established urban environment. When assessed in the context of the permitted baseline, the existing and receiving environment, and the relevant objectives and policies of the District Plan, the development achieves the outcomes anticipated within the Suburban Residential Zone.

While certain bulk and location standards are infringed, these arise primarily as a function of the subdivision pattern and attached built form. The resulting effects are internalised within the site and are appropriately mitigated through design responses, including stepping of built form and variation in materials and colours.

Overall, the proposed activity will not give rise to any adverse effects that are more than minor on the environment or on any persons. The proposal is consistent with the relevant statutory framework, including the direction of the Urban Intensification Variation and the National Policy Statement on Urban Development.

Accordingly, it is respectfully requested that Council grant resource consent on a non-notified basis, subject to appropriate conditions of consent.

Kind Regards,

Nicole Malpass
IP Solutions Ltd

Reviewed by:

Dan Curley
Managing Director,
IP Solutions Ltd



iP solutions®

BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

IP Solutions Limited
5 Chalmers St, Wanaka, NZ
info@ipsolutions.nz